NOTE:
1.) THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.

0 100 200 300
GRAPHIC SCALE - 1"=100'

OWNER:
BIDDLE FARMS RESIDENTIAL LLC
6412 KINGSTON PIKE STE. C
KNOXVILLE, TN 37919

Certificate of Ownership and General Dedication
(I, We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

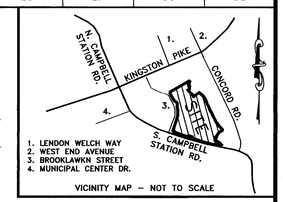
Owner(s) Printed Name: BY:Joseph A Fielden Signature(s): Joseph A Fielden

Date: 9/6/2022

I certify that this plot qualifies under the provisions of Section 13-3-401 of the Tennessee Code Annotated and is exempt from the requirements of the Knoxville/ Knox County Minimum Subdivision Regulations, because (A) no new street or utility construction is required, and (B) all resultant tracts are over (5) acres in size.

Surveyor

Reg. No. 1301 Date 8-18-22



1. LENDON WELCH WAY
2. WEST END AVENUE
3. BROOKLAWN STREET
4. MUNICIPAL CENTER DR.
VICINITY MAP – NOT TO SCALE

Joshua McGee 09/07/2022
Knox County Property Assessor Date

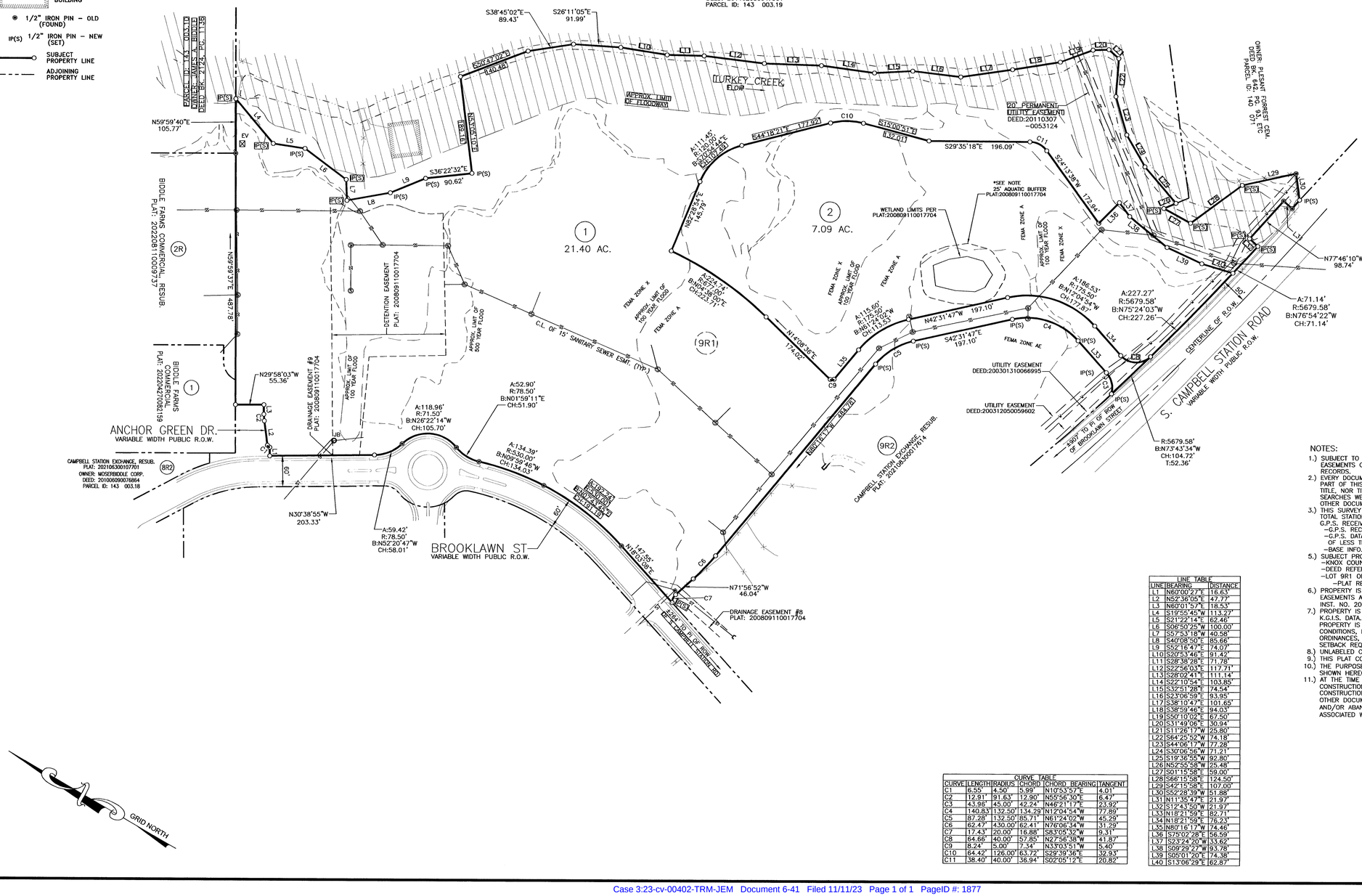
THIS IS TO CERTIFY THAT THIS EXHIBIT MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.

I DO HEREBY CERTIFY THAT THIS EXHIBIT IS BASED ON A CATEGORY 1 SURVEY AND THAT THE RATIO OF ERROR OF THE UNADJUSTED SURVEY IS NOT GREATER THAN 1 IN 10,000 AS SHOWN HEREON.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA. – LIMITS ARE NOT SHOWN OR ADDRESSED HEREON.

PER FLOOD INSURANCE RATE MAP (FIRM) 47093C0243G AND "0244G LAST REVISED AUGUST 5, 2013, THE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. – LIMITS OF SPECIAL FLOOD HAZARD AREAS SHOWN HEREON ARE PER GRAPHIC REPRESENTATION ON THE ABOVE REFERENCED F.I.R.M. ONLY. – PLEASE NOTE THAT A CLOMR/LOMR APPLICATION IS CURRENTLY BEING PROCESSED THROUGH FEMA THAT MAY AFFECT THE PLOTTED LIMITS OF SAID SPECIAL FLOOD HAZARD AREAS.

LEGEND OF SYMBOLS
- W WATER LINE
- EV ELECTRIC VAULT
- JB STORM JUNCTION BOX
- STORM AREA DRAIN
- ST STORM DRAIN PIPE
- S SEWER LINE
- SANITARY MANHOLE
- FENCE
- WATER
- BUILDING
- 1/2" IRON PIN – OLD (FOUND)
- IP(S) 1/2" IRON PIN – NEW (SET)
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE



CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT
C1	6.53'	4.50'	5.98'	N10°53'57"E	4.01'
C2	12.81'	91.63'	12.90'	N55°56'30"E	6.47'
C3	43.96'	45.00'	42.24'	N46°21'17"E	23.92'
C4	140.83'	132.50'	134.29'	N12°04'54"W	77.89'
C5	87.28'	132.50'	85.71'	N61°24'02"W	45.29'
C6	62.47'	430.00'	62.41'	N76°06'34"W	31.29'
C7	17.43'	20.00'	16.88'	S83°05'32"W	9.31'
C8	64.66'	40.00'	57.85'	N27°56'38"W	41.87'
C9	8.24'	5.00'	7.34'	N33°03'51"W	5.40'
C10	64.42'	126.00'	63.72'	S29°39'36"E	32.93'
C11	38.40'	40.00'	36.94'	S02°05'12"E	20.82'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N60°00'27"E	16.63'
L2	N52°36'05"E	47.77'
L3	N60°01'57"E	18.53'
L4	S19°55'45"W	113.27'
L5	S21°22'14"E	62.46'
L6	S06°50'25"W	100.00'
L7	S57°53'18"W	40.58'
L8	S40°08'50"E	85.66'
L9	S52°16'47"E	74.07'
L10	S20°53'46"E	91.42'
L11	S28°38'28"E	71.78'
L12	S22°56'03"E	117.71'
L13	S28°02'41"E	111.14'
L14	S22°10'54"E	103.85'
L15	S12°51'28"E	74.54'
L16	S23°06'59"E	93.95'
L17	S38°10'47"E	101.65'
L18	S38°59'46"E	94.05'
L19	S50°10'02"E	67.50'
L20	S31°49'06"E	30.94'
L21	S11°26'17"W	25.80'
L22	S64°25'52"W	74.18'
L23	S44°06'17"W	77.28'
L24	S30°06'56"W	71.21'
L25	S19°56'55"W	92.80'
L26	N52°55'58"W	25.48'
L27	S01°15'58"E	59.00'
L28	S66°15'58"E	124.50'
L29	S42°15'58"E	107.00'
L30	S52°28'19"W	51.88'
L31	N11°35'47"E	21.97'
L32	S12°43'30"W	21.97'
L33	N18°21'59"E	82.71'
L34	N18°21'59"E	76.23'
L35	N80°16'17"W	74.46'
L36	S75°02'28"E	56.59'
L37	S23°24'20"W	53.62'
L38	S09°29'27"W	93.78'
L39	S05°01'20"E	74.38'
L40	S13°06'29"E	62.87'

NOTES:
1.) SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
2.) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
3.) THIS SURVEY WAS PREPARED USING A COMBINATION OF TOTAL STATION AND R.T.K. G.P.S. DATA COLLECTION.
G.P.S. RECEIVER INFO.: SPECTRA SP80 – S/N 5425900072
–G.P.S. RECEIVER INFO.: FOIF A90
–G.P.S. DATA COLLECTED HAD A SOFTWARE GENERATED R.M.S. OF LESS THAN 0.1 FEET.
–BASE INFO.: TDOT CORS BASE ID TN17
5.) SUBJECT PROPERTY IS IDENTIFIED AND REFERENCED AS:
–KNOX COUNTY TAX MAP 143, PARCEL 003.22
–DEED REFERENCE: 202109170022903
–LOT 9R1 OF CAMPBELL STATION EXCHANGE, RESUB. –PLAT REFERENCE: 202108300017614
6.) PROPERTY IS SUBJECT TO 5' & 10' UTILITY AND DRAINAGE EASEMENTS AS DEDICATED BY PLAT OF RECORD UNDER INST. NO. 20080911001704.
7.) PROPERTY IS ZONED: "C-1"; "PCD"; & "R-2" PER CURRENT K.G.I.S. DATA.
PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
8.) UNLABELED CORNERS ARE CALCULATED, UNMONUMENTED POINTS.
9.) THIS PLAT CONSISTS OF 2 LOTS CONTAINING 28.49 ACRES TOTAL.
10.) THE PURPOSE OF THIS PLAT IS TO CREATE THE 2 LOTS AS SHOWN HEREON.
11.) AT THE TIME OF THIS PLAT THIS PROPERTY WAS UNDER ACTIVE CONSTRUCTION AND DEVELOPMENT. IMPROVEMENTS UNDER CONSTRUCTION ARE NOT SHOWN HEREON. FUTURE PLATS AND/OR OTHER DOCUMENTS MAY BE REQUIRED FOR EASEMENT CREATION AND/OR ABANDONMENT, RIGHT-OF-WAY DEDICATIONS, ETC., ASSOCIATED WITH THE DEVELOPMENT OF SUBJECT PROPERTY.

Nick McBride
Register of Deeds
Knox County

Knox County, TN Pages: 1 of 1
REC'D FOR REC 9/7/2022 11:33 AM
RECORD FEE: $17.00 T20220046520
M. TAX: $0.00 T. TAX: $0.00
202209070015547

NOTE: DATA COLLECTION AND DRAFTING SERVICES PROVIDED BY SMOKY MOUNTAIN LAND SURVEYING CO., INC.
SMLS DWG. NO. 190076-FP3

SITE, INCORPORATED
CIVIL ENGINEERS & SURVEYORS
EST. 1997
10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

HOWARD T. DAWSON
REGISTERED LAND SURVEYOR
TENNESSEE No. 1301
8-18-22

Exempt Final Plat of

Biddle Farms Residential

S Campbell Station Rd.; Brooklawn St.; and Anchor Green Dr.
Civil District No. 6 of Knox, County, Tennessee
Town of Farragut

REVISIONS

NO.	DATE	COMMENTS

ORIGINAL ISSUE: 08/18/2022
SITE PROJECT#: 1994
FILE: 190076-FP3

PLAT